

July 20, 2016

NOTICE

NOTICE IS HEREBY GIVEN that the Community Development Director of the City of Rancho Palos Verdes has **approved, with conditions**, a Special Use Permit for the 8th Annual Wine & Beer Festival at Trump National Golf Club (Case No. ZON2016-00249).

Location: One Trump National Drive (Trump National Golf Course and Founders Park)

Applicant: VH Property Corporation (Trump National Golf Club)

Said approval will allow the 8th Annual Wine & Beer Festival to occur at the Trump National Golf Club, which is subject to the following conditions:

General

1. Within 10 business days of this approval, the applicant shall submit a statement in writing that they have read, understand and agree to all the conditions of approval listed below. Failure to provide said written statement shall render this approval null and void.
2. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
3. Any changes to the established schedule of event or these conditions shall be subject to further review and approval of the Director. Significant event schedule changes shall require notification to the public at least 7-calendar days before the event.
4. This approval only allows a special event on Sunday, August 21, 2016. The event, which is expected to draw up to 2,000 visitors, will occur from noon to 4pm. This approval shall terminate and any privileges granted hereunder shall become null and void after Sunday, August 21, 2016.
5. At the property owner's discretion, the Clubhouse restaurant may be permitted to close to the general public on the day of the special event approved herein, and if closed, may re-open to the public on or after 5pm.
6. At the property owner's discretion, the 18-hole Golf Course may remain open for normal play for the general public on the day of the event.
7. At the property owner's discretion, the Driving range may be open until 10:30am the day of the event, at which time it shall be closed in order to be used as overflow parking for the event.
8. No temporary lighting shall be permitted before (as part of the set-up), during, and after (as part of the tear-down) the event. The use of existing permanent lighting is exempt from this condition.

9. Live music including amplified sound may be permitted during the event between the hours of noon and 4:00PM. All speakers shall be oriented towards the ocean to minimize impacts to the surrounding properties.
10. Approval of this Special Use Permit does not in any way cause any changes to any of the Council-adopted Conditions of Approval or mitigation measures previously adopted for the Trump National Golf Club project, as well as the Coastal Commission-adopted Conditions of Approval issued for the project's Coastal Development Permit. All previously adopted conditions of approval or mitigation measures shall remain in full force and effect and are to be complied with while this event takes place.
11. The property shall remain clean and maintained in a neat and orderly manner during the special event. Per the Development Agreement with the City, the applicant is responsible for the maintenance of Founder's Park, including any necessary repairs after the event.
12. Failure to adhere to all of these conditions may result in the Community Development Department's revocation of the permit and denial of such event in the future. The Community Development Department Staff will be allowed to visit the site, before, on, and after the date of the event to verify compliance with these conditions.
13. The Community Development Director may revoke, without incurring any liability to the permittee whatsoever, this Special Use Permit at any time, if, in the opinion of the City Manager, Community Development Director, the City Geologist, or the Public Works Director, the event is adversely affecting the public health, safety and welfare.
14. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.
15. As determined by the City's Building Official, the applicant shall obtain a building permit or Fire Department approval, if necessary.
16. At least one Emergency Management Teams/First Aid Station shall be provided on site during the event.

Public Parking and Public Trail Access

17. Founders Park, including the trail following the east border of the driving range along with Trump National Drive shall be allowed to be closed the day of the event. However, the public access points along Palos Verdes Drive South (i.e. Stairways close to Hole No. 4 & La Rotonda Drive) and public trails located on the eastern edges of the Trump National Golf Club, as well as all bluff top trails and beach access trails shall remain open to the general public during the event, as shown in the attached map (Exhibit 'B'). To ensure proper notification of trail closures is provided to visitors, the applicant shall comply with the following:
 - a. Install temporary trail closure signs at specific locations identified by Staff at least 7-calendar days in advance of the event notifying visitors of the upcoming trail closure dates.
 - b. Provide temporary trail maps (Exhibit 'B') at specific locations identified by Staff 7-days in advance of the event and during the day of the event notifying visitors of open and closed trails.
 - c. At minimum, trail signage and maps shall be provided at the specified locations shown in Exhibit 'B'.

- d. Event personnel shall be stationed at all of the specific sign locations during the times when the public trails are closed in order to properly inform the public of the trail closures and to provide the public, as identified in the attached Exhibit 'B'.
18. Parking for the event shall be provided on-site at the following locations: on the vacant residential lots located north of the Clubhouse, on the Driving Range, public parking lots located east and west of the Clubhouse, and along one side of Trump National Drive. While all of the allowed parking areas noted above will allow patrons to walk to the event, shuttle service shall also be provided to bring guests from the vacant residential lots down to the clubhouse. If all of the identified parking areas are occupied, the applicant shall not permit any additional guests into the event. No event parking shall be permitted on any public streets.
19. The applicant shall apply water to the existing dirt areas (i.e. vacant residential lots and driving range) where vehicles will be circulating and parking to control dust. Such watering shall be applied to these areas prior to the event and during the event as deemed necessary by the applicant or City Staff to avoid any dust from being created.
20. Off-site event parking on public streets is strictly prohibited.
21. There shall be no vehicular entry/exit points located at the northwest corner of the subject site/driving range directly on to Palos Verdes Drive South. Additionally, there shall be no driving of any vehicles (maintenance or event attendees) on the dirt road, parallel and adjacent to Palos Verdes Drive South.
22. Sheriff's Deputies shall patrol all on-site event parking lots and be located at the Palos Verdes Drive South/Trump National Drive intersection to monitor traffic flow and to perform traffic control at the intersection. Sheriff Deputies and/or volunteers shall be available between 11am and 5pm, and additional hours as deemed necessary by the Sheriff Deputies on-site. All costs associated with the use of the Sheriff Deputies shall be borne by the applicant.
23. Ten days prior to the event, a Traffic Control Plan shall be submitted for review and approval by the Public Works Department.

Preparatory Work on August 20, 2016

24. The applicant shall be permitted to conduct preparatory set-up in Founders Park on the afternoon of Saturday, August 20, 2016, however, those efforts shall not have any impact upon public access to Founders Park, the use of the adjacent public parking lot (including ADA-parking spaces) on the east side of the Clubhouse, the beach, public trails or restaurant.
25. The applicant, on or before August 12, 2016, shall provide the Community Development Director with a contact person and phone number, who will be on-site and available on the day of the event. This person shall be available to meet with Staff during the event and shall have the ability to make decisions to mitigate problems that may arise.
26. Waste disposal for the event shall only be through a City approved vendor. Prior to August 20, 2016, the applicant shall obtain approval from the Department of Public Works for their waste disposal vendor.
27. Subject to review and approval by the Director and/or Director of Public Works, the applicant shall install temporary signs stating "NO EVENT PARKING PERMITTED" along the following streets: Admirable Drive, Conqueror Drive, Exultant Drive, Forrestal Drive, Schooner Drive, Sea Raven Drive, Pirate Drive, Phantom Drive, Palos Verdes Drive South

(including within the Portuguese Bend Club and within the Seaview Tract), Nautilus Drive, Seacliff Drive, and Palo Vista Drive. The signs shall be of size and color that will make them clearly visible to motorists. Said signs shall be installed on or before Saturday, August 20, 2016. The applicant shall be responsible for maintaining the signs through the end of the approved special event.

28. Prior to the event, the applicant shall provide City Staff with two admission tickets for the event that allows access to all areas of the event in order for Staff to ensure compliance with these conditions during the event on Sunday, August 21, 2016. Additionally, on Saturday, August 20, 2016, the Applicant shall be available to meet with Staff on the site so that Staff can verify that, with exception to set-up in Founders Park, no other public areas/trails including the public parking lot (and ADA parking spaces) on the east side of the Clubhouse will be impacted or closed on Saturday, August 20, 2016.

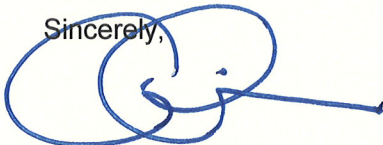
Post Work on August 22, 2016

29. After the event, the site shall be restored completely to its pre-event condition. All trash, debris, and remnants of the event, including signage off-site shall be removed from the site no later than 12 noon on Monday, August 22, 2016.
30. Equipment/construction vehicles used during the event set-up and breakdown shall not be parked on City streets when not in use.

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within five (5) calendar days of the date of this notice, or by **5:30PM on Monday, July 25, 2016**. A \$2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at **5:30PM on Monday, July 25, 2016**.

If you have any questions regarding this application, please contact So Kim, Senior Planner at (310) 544-5222 or via email at sok@rpvca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ara Mihranian', with a long horizontal stroke extending to the right.

Ara Mihranian,
Community Development Director

Enclosure

CC: HOAs
Interested Parties
Project File

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raises in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

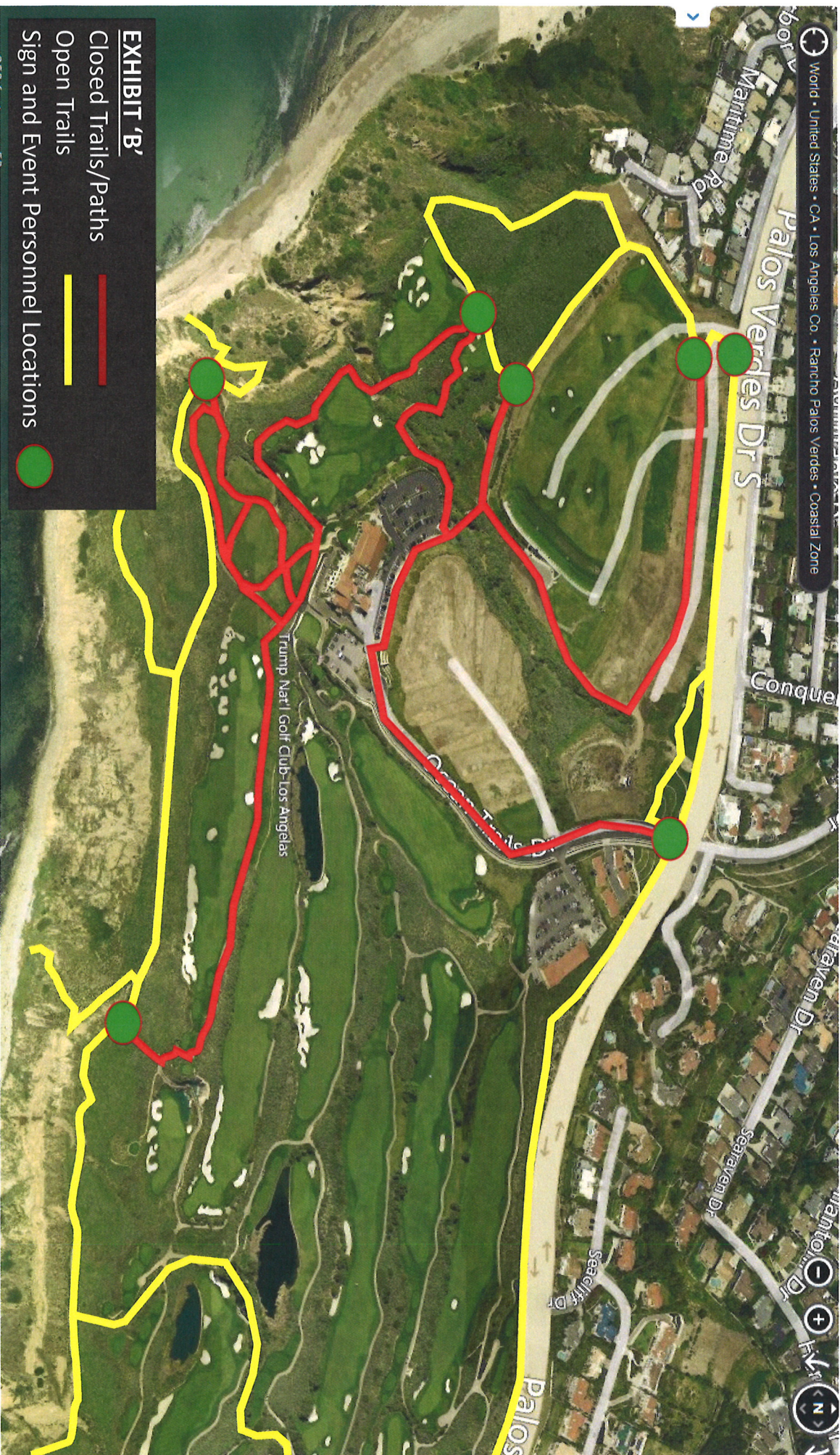


EXHIBIT 'B'

Closed Trails/Paths

Open Trails

Sign and Event Personnel Locations



World • United States • CA • Los Angeles Co • Rancho Palos Verdes • Coastal Zone



EXHIBIT 'B'

- Closed Trails/Paths
- Open Trails
- Sign and Event Personnel Locations